

#1 of 10: Share of Arriving Households From the Top Three States

79.5% of new arrivals come from just three states

Baldwin County leads Alabama in migration concentration

Swipe for insights →

THE DATA

79.5%

Share of Arriving Households From the Top Three States (2023)

This concentration reflects a deeply regional migration pattern, not broad national dispersal.

Baldwin County's inbound migration is not just robust—it's hyper-focused. The top three sending states—Alabama, Florida, and Tennessee—account for nearly four in five new households. This suggests that migration is not driven by distant economic shocks or nationwide trends, but by proximity, shared culture, and short-distance mobility. The data implies that Baldwin County is not attracting a diverse national cohort, but rather a tightly knit regional pool of relocators.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-24-baldwin-county-mig-state-top3>

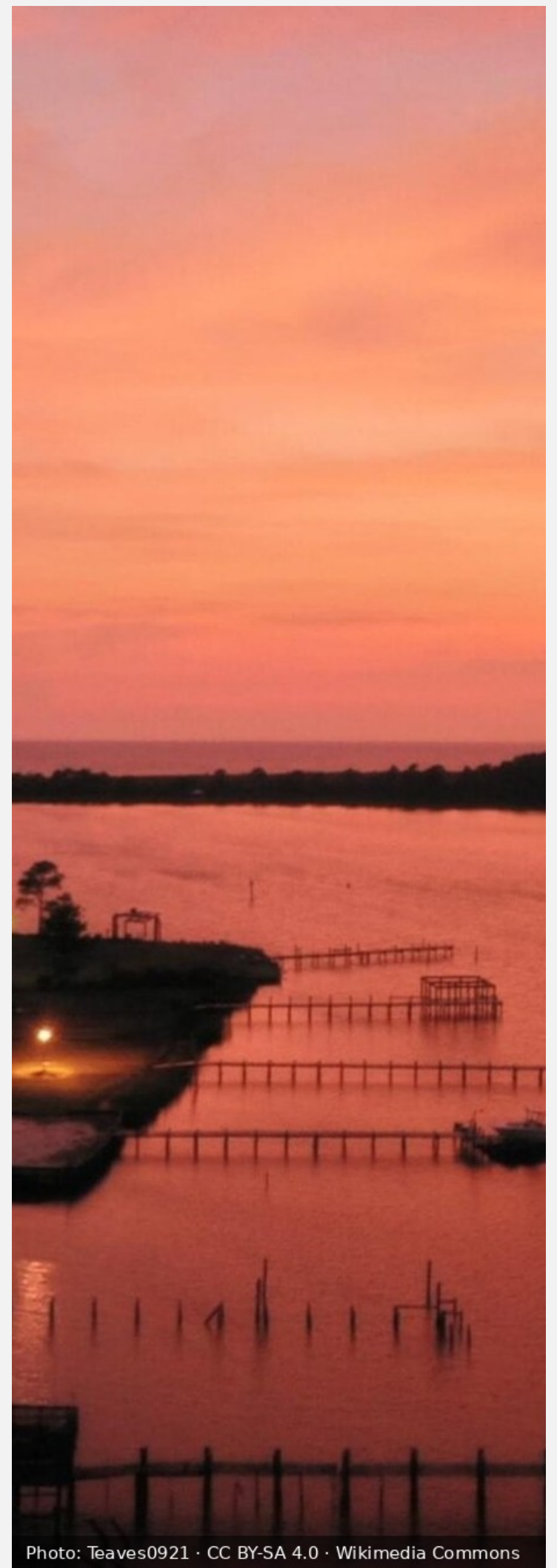


Photo: Teaves0921 · CC BY-SA 4.0 · Wikimedia Commons

01

Migration is a regional ecosystem

Moreover, this pattern aligns with the state's own economic development strategy—leveraging existing population clusters rather than competing for distant talent. The result is a stable, self-reinforcing migration engine, less vulnerable to macroeconomic volatility than markets dependent on national or international inflows.

02

Concentration enables pricing power

This concentration also amplifies the impact of local supply constraints. With fewer alternative sources of demand, even modest increases in inventory can significantly shift market balance—making timing and strategic development critical. Investors and developers must focus on serving this specific regional cohort, not national or global expectations.



Photo: Please attribute this image as the work of "DiscoverWithDima ." · CC BY-SA 4.0 · Wikimedia Commons

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

